



2-1

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING COMMISSION

MEETING DATE May 11, 2006	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Caritas Corp.	FILE NO. DRC2003-00068
SUBJECT Request by Caritas Corporation for a Conditional Use Permit to allow the addition of four single-family residences (manufactured homes) to an existing 120 unit mobile home park. The applicant proposes to convert the existing mobile home park into an income-restricted affordable housing project with a designated percentage of the units available to very low, low, and moderate income families. The site is currently at the maximum allowed density of 8 units per acre. Conversion to affordable housing will allow a density bonus of four additional mobile homes and an overall density of 8.3 units per acre. The project will result in the disturbance of approximately 10,500 square feet of a 14.94 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located on the southwest corner of Cienega Road (Hwy. 1) and Casitas Street, (at 2700 Cienega Road), in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Conditional Use Permit DRC2003-00068 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 6, 2006 for this project. Mitigation measures are proposed to address agricultural resources and air quality, and are included as conditions of approval.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Flood Hazard, Airport Review	ASSESSOR PARCEL NUMBER 075-032-008	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.106.070 – Oceano Urban Area Standards. Oceano Specific Plan, curb/gutter/sidewalk, Airport Review Area Sec. 22.106.070.G. – Residential Multi-Family Standards. Minor Use Plan approval required unless a Conditional Use Permit is otherwise required Does the project meet applicable Planning Area Standards: Yes - see discussion			
EXISTING USES: Mobile home park			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Single Family / residential South: Agriculture / row crops East: Residential Multi-Family / residential West: Residential Multi-Family / mobile home park			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Oceano/Halcyon Advisory Group, Public Works, Ag Commissioner, County Parks, CDF, Oceano Community Services District, ALUC, APCD

TOPOGRAPHY:

Nearly level

VEGETATION:

Ornamental landscaping

PROPOSED SERVICES:

Water supply: OCSD

Sewage Disposal: OCSD

Fire Protection: OCSD

ACCEPTANCE DATE:

October 6, 2005

BACKGROUND:

The existing mobile home park was originally approved with a development plan in the 1970s. At that time, the southwest corner of the site, which is the proposed location of the four additional mobile home units, was intended to serve as a children's playground. This space was not developed as a playground, but rather has historically been used as a storage space for miscellaneous debris since the original approval. The applicant proposes to convert this storage space into living area for four additional mobile home units. With the addition of the four units, the current density of the project will be raised from 8 units/acre to 8.3 units/acre. Since the maximum density for mobile home parks is 8 units/acre, the applicant has proposed to convert the entire park into an affordable housing project to obtain the allowed density bonus. The applicant has indicated that 44% of the project is currently occupied by residents with very low income status, 32% low income, and 12.5% moderate income. These figures are sufficient to designate the project as an affordable housing project. A condition of approval has been included to reflect this.

During the staff review, it was determined that the existing storage space is an undesirable location for its original intended purpose as a children's playground. It is at the edge of the park, isolated within a corner, and at the boundary of the channelized Arroyo Grande Creek. This location presents problems in terms of monitoring as a play area and dangers inherent to being close to an existing waterway. Staff has also determined that the existing open space area centrally located in the park serves is an adequate amenity to provide the benefits of the originally planned corner park. Furthermore, the mobile home park meets the coverage/open space requirements listed in the Land Use Ordinance.

Ordinance Compliance:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	5 acres	15 acres (existing site)
Density	8 units per acre	8.3 units per acre (see discussion)
Setbacks		
Park entrance	25 feet	25 (existing)
Other street frontage	15 feet	15 (existing)
Other property lines	10 feet	10 (proposed new units)
Between mobile home	10 feet	15
Height	35	22
Parking	8 (2 per unit)	8

SPECIAL USE STANDARDS – MOBILE HOME PARKS

Coverage. A maximum of 75 percent of the mobile home park site may be covered by mobile homes, structures, and paving for vehicle use. The proposed coverage with the addition of the units is 72.8 percent.

Landscaping, Screening, Fencing. All areas not occupied by mobile homes, other structures, or paving shall be landscaped. The perimeter of the mobile home park shall be enclosed with a six foot solid wood or masonry fence. These items will be conditions of approval.

PLANNING AREA STANDARDS: The following sections discuss the planning area standards that apply to this project.

Oceano Specific Plan

Site Planning.

The placement of new units should consider the existing character of the surrounding residential area. New development should respect the privacy of adjacent residential uses through appropriate building orientation and structure height, so that windows do not overlook and impair the privacy of the indoor or outdoor living space of adjacent units. *Response: The four new units will be placed so that they are separated by open carports. The units are two-story, but will be located in a corner of the site so that privacy is maintained.*

Multi-family units should be clustered. Projects of more than ten units should be designed as groups of structures with each containing not more than six units. *Response: Four units are proposed within an existing mobile home park; therefore the standard does not apply.*

Multi-family structures should be set back from adjacent public streets consistent with the prevailing setback pattern of the immediate neighborhood. *Response: The units are setback consistent with the pattern of the mobile home park.*

The entrance to at least one unit in each multi-family structure should face a public street and be provided pedestrian access from that street. *Response: These units are facing a private internal drive, and are oriented with a front patio that meets this standard.*

All residential units and activity areas on multi-family project sites should be accessible via pedestrian walkways that are separate from vehicle parking areas and driveways. *Response: The common open area is located in the center of the site as to be available for all residents of the project and the private internal drive serves as a pedestrian walk.*

Parking and Driveways

Individual closeable garages are the preferred method for providing parking for residents in multi-family projects. If garages within the residential structures are not provided, dispersed parking courts are acceptable. Long, monotonous parking drives and large, undivided parking lots are discouraged. *Response: 2-car tandem parking spaces are provided for each unit. As proposed, the project meets this standard.*

The main vehicle access into a multi-family site should be through an attractive entry drive. Colored and textured paving treatment is encouraged outside of the public street right-of-way. The project currently has stucco and tile entry columns along both sides of the driveway providing an attractive entry feature. *Response: The entrance to the mobile home park is existing and presents an attractive interface.*

Parking areas should be visible from the residential units to the extent possible. *Response: As proposed, the project meets this standard.*

Garages and Carports

Where carports are utilized, they should follow the same spacing criteria as parking courts. Carports may be bordered by patio walls or used to define public and private open space, but should not be located adjacent to perimeter streets. The ends of each cluster of carports should be screened by low walls, berms, and landscaping including trees. *Response: The proposed carports for each unit are setback further than the residential unit and are appropriate for the units.*

Carports and detached garages should be designed as an integral part of a project. Their materials, color, and details should be the same as the principal structures. Carports may have flat roofs but should not project above the exterior walls of any buildings adjacent to streets. Prefabricated metal carports should not be used. *Response: As proposed, the project meets this standard.*

Multi-Family Project Architecture

Facade and Roof Articulation. – Structures with three or more attached units should incorporate significant wall and roof articulation to reduce apparent scale. Changes in wall planes and roof heights, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables can avoid the barracks-like quality of long flat walls and roofs. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roof applied at the structure's edge. Structures (including garages and carports) exceeding 150 feet in length are discouraged. *Response: As proposed, the project includes roof and porch articulation, and therefore meets this standard.*

Scale. – Because multi-family projects are usually taller than one story, their bulk can impose on surrounding uses. The larger scale of these projects should be considered within the context of their surroundings. *Response: As proposed, the project incorporates articulated sloping roofs and the second story is setback to limit bulk and scale. The project meets this standard.*

Structures with greater height may require additional setbacks at the ground floor level and/or upper levels (stepped-down) along the street frontage so they do not shade adjacent properties or visually dominate the neighborhood. Large projects should be broken up into groups of structures, and large single structures should be avoided. *Response: As proposed, the project is two stories, with the second story setback to reduce visual dominance, and therefore meets this standard.*

Exterior finish materials. – Exterior finish materials should be durable and require low maintenance. The use of combined materials (such as stucco and wood siding) can provide visual interest and texture. *Response: As proposed, the project consists of wood siding and trim features and meets this standard.*

Balconies, porches, and patios. – The use of balconies, porches, and patios as part of multi-family structures is encouraged for both practical and aesthetic value. These elements should be used to break up large wall masses, offset floor setbacks, and add human scale to structures. *Response: Despite the structural difficulties in providing balconies and other private space in a mobile home unit, the project provides porches and meets this standard.*

Exterior stairways. – Stairways should be of stucco, plaster or wood, with accent trim to match the main structure. Thin-looking, open metal, prefabricated stairs that are not integrated with the design of the structure are discouraged. *Response: No exterior stairway is proposed.*

Accessory structures. – Accessory structures should be designed as an integral part of a project. Their materials, color, and details should be the same as the principal structures.
Response: No accessory structures are proposed, so this standard does not apply.

Section 22.106.070.A.2. Curb, gutter and sidewalk required. *Response: Curb and gutter exists and no additional requirements are necessary.*

Section 22.106.070.G. Permit requirement. Minor Use Permit approval required unless a Conditional Use Permit is otherwise required. *Response: Current request is a CUP.*

COMBINING DESIGNATIONS:

Airport Review Area

The project is located within the Airport Review area for the Oceano Airport. The applicant has agreed to include an avigation easement, noise limits, non-reflective glass surfaces, and compliance with Federal Aviation regulations.

Flood Hazard Area

The project site is located within the FEMA Flood Hazard area. The finished floor of each structure will need to be certified by a licensed surveyor as being one foot above the 100-year flood elevation.

COMMUNITY ADVISORY GROUP COMMENTS: No comments received.

AGENCY REVIEW:

Public Works – Flood hazard zone. Flood elevation is 36 feet. Finished floor a minimum of 37 feet. No other concerns.

Ag Commissioner – Less than significant impact to agricultural resources or operations because the existing drainage basin, maintenance roads, vegetation and Arroyo Grande Creek provide an adequate buffer between the proposed development and the existing agriculture to reduce potential land use incompatibilities. Developer provide supplemental disclosure.

Oceano Community Services District – Do not support project. Brought to our attention that local residents not in favor of more mobile homes due to lack of green belts/trees, safe places for children, inadequate parking, fire lanes, illegally blocked cars.

ALUC – No comment – infill in existing mobile home park

Airports Manager – Recommended conditions, including avigation easement, non-reflective material, disclosure, etc.

APCD - Includes recommendations for dust control, demolition activities, naturally occurring asbestos, and wood-burning devices.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on April 6, 2006 for this project. Mitigation measures are proposed to address agricultural resources and air quality, and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition of four residences does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the addition of four residences is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Cienega (Highway 1), an arterial road constructed to a level able to handle any additional traffic associated with the project

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. The addition of four single-family residences (manufactured homes) to an existing 120 unit mobile home park. The applicant proposes to convert the existing mobile home park into an income-restricted affordable housing project with a 30% of the units available to very low income families. The site is currently at the maximum allowed density of 8 units per acre. Conversion to affordable housing will allow a density bonus of four additional mobile homes and an overall density of 8.3 units per acre. The project will result in the disturbance of approximately 10,500 square feet of a 14.94 acre parcel.
 - b. maximum height is 35 from average natural grade.

Affordable Housing Requirement

2. 30% of the residential units within the mobile home park shall be retained as affordable units for very low income households, pursuant to LUO Section 22.12.070. Prior to issuance of construction permits, the subdivider shall enter into a recorded agreement with the County to assure the provision of the affordable units. Said agreement shall be acceptable to County Counsel.

Conditions required to be completed at the time of application for construction permits

Site Development

3. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

6. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Agreements

8. **Prior to issuance of construction permits**, the applicant shall enter into a covenant and agreement in a form acceptable to County Counsel, a supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities and hours of operation and the County's Right to Farm Ordinance.
9. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel **prior to recordation of the final parcel or tract map**.

Dust Control Mitigation

10. **Prior to issuance of construction permits**, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:
 - a. Reduce the amount of the disturbed area where possible.
 - b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
 - c. All dirt stock-pile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

11. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
12. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

13. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
12. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

2-9



COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (BP)

ENVIRONMENTAL DETERMINATION NO. ED05-310

DATE: April 6, 2006

PROJECT/ENTITLEMENT: Caritas Conditional Use Permit DRC2003-00068

APPLICANT NAME: Advantage Homes

ADDRESS: 1544 W. Branch St., Arroyo Grande, CA 93420

CONTACT PERSON: Jeff Ferber @ RRM Design Group

Telephone: 805-543-1794

PROPOSED USES/INTENT: Request by Caritas Corporation to allow for the establishment of four single-family residences (manufactured homes) to an existing 120 unit mobile home park. The applicant proposes to convert the existing mobile home park into an income-restricted affordable housing project with a designated percentage of the units available to very low, low, and moderate income families. The site is currently at the maximum allowed density of 8 units per acre. Conversion to affordable housing will allow a density bonus of four additional mobile homes and an overall density of 8.3 units per acre, which will result in the disturbance of approximately 10,500 square feet on a 14.94 acre parcel.

LOCATION: The proposed project is within the Residential Multi-Family land use category and is located on the southwest corner of Cienaga Road (Hwy. 1) and Casitas Street, (at 2700 Cienaga Road), in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
 County Government Center, Rm. 200
 San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on April 20, 2006

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No.

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
 County Government Center, Room 200, San Luis Obispo, CA 93408-2040

Brian Pedrotti

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

2-10



San Luis Obispo County
Department of Planning and Building
environmental division

ENVIRONMENTAL DOCUMENT FILING FEE FORM

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: _____

County: San Luis Obispo

Project No. DRC2003-00068

Project Title: Caritas Conditional Use Permit

Project Applicant

Name: Advantage Homes

Address: 1544 W. Branch St.

City, State, Zip Code: Arroyo Grande, CA 93420

Telephone #: 805-474-4185

Please remit the following amount to the **County Clerk-Recorder:**

() Environmental Impact Report	\$	850.00
(X) Negative Declaration	\$	1250.00
() County Clerk's Fee	\$	<u>25.00</u>
Total amount due:		1250.00

AMOUNT ENCLOSED: _____

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

NOTE: Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.



**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Caritas Mobile Home Park Conditional Use Permit DRC2003-00068 ED 05-310

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brian Pedrotti
Prepared by (Print)

B.P. Pedrotti
Signature

3/27/06
Date

Jeff Oliveira
Reviewed by (Print)

[Signature]
Signature

Ellen Carroll,
Environmental Coordinator
(for)

3/30/06
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Caritas Corporation for a Conditional Use Permit to allow the addition of four single-family residences (manufactured homes) to an existing 120 unit mobile home park. The applicant proposes to convert the existing mobile home park into an income-restricted affordable housing project with a designated percentage of the units available to very low, low, and moderate income families. The site is currently at the maximum allowed density of 8 units per acre. Conversion to affordable housing will allow a density bonus of four additional mobile homes and an overall density of 8.3 units per acre. The project will result in the disturbance of approximately 10,500 square feet of a 14.94 acre parcel. The proposed project is within the Residential Multi-Family land use category and is located on the southwest corner of Cienega Road (Hwy. 1) and Casitas Street, (at 2700 Cienega Road), in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.

ASSESSOR PARCEL NUMBER(S): 075-032-008

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: San Luis Bay (Inland), Oceano

LAND USE CATEGORY: Residential Multi-Family

COMBINING DESIGNATION(S): Flood Hazard, Airport Review

EXISTING USES: Mobile home park

TOPOGRAPHY: Nearly level

VEGETATION: Ornamental landscaping

PARCEL SIZE: 14.94 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Single Family; residential

East: Residential Multi-Family; residential

South: Agriculture; row crops

West: Residential Multi-Family; mobile home park

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The subject property is located on the south side of Cienega Road (State Highway 1), an arterial in the community of Oceano. The project site is located at the southwest corner of the property, approximately 800 feet south of Highway 1. The area is primarily developed with mobile home parks, multi-family residences, and single-family residences. The project site is not visible to travelers on Highway 1 due to the existing intervening mobile home park.

Impact. The proposed project is for four two-story manufactured homes within an existing mobile home park. Other mobile homes within the park are one-story structures, and the proposed new structures will be relatively more visible from views within the park. The proposed project complies with the height limitations, and is compatible with existing development in the vicinity as well as consistent with the land use designation.

Mitigation/Conclusion. No significant visual impacts are expected to occur and no mitigation measures are necessary, because the resulting development will be consistent with existing development in the vicinity of the project site.

2. AGRICULTURAL RESOURCES - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
----------------------------	--------------------------------------	-------------------------	-------------------

2. AGRICULTURAL RESOURCES*- Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types are as follows:

Mocho Variant fine sandy loam. This nearly level soil is considered well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class III without irrigation and Class III when irrigated.

Oceano sand, (0 - 9 % slope) . This nearly level to gently sloping soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering capabilities. The soil is considered Class VI without irrigation and Class IV when irrigated.

The project is located within a cluster of mobile home parks at the edge of a significant agricultural area within the community of Oceano. To the south across the existing Arroyo Grande Creek basin are actively farmed rowcrops.

Impact. The project was referred to the Agricultural Commissioner for review and comment. The Ag Commissioner indicated that the project would not result in significant impacts to agricultural resources or operations because the existing drainage basin, maintenance roads, vegetation, and Arroyo Grande Creek provide an adequate buffer between the proposed development and the existing active agriculture to reduce potential land use incompatibilities.

Mitigation/Conclusion. The Agricultural Commissioners office has recommended the provision of a supplemental disclosure to purchasers of the properties concerning the nature of the neighboring agricultural activities and hours of operation. This mitigation measure has been included in the developer's statement and will become conditions of approval of the map. Implementation of this measure will reduce potential impacts to a level of insignificance.

3. AIR QUALITY - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
----------------------------	--------------------------------------	-------------------------	-------------------

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Based on the latest air monitoring station information, the trend in air quality in the general area is improving. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM₁₀) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. The proposed project site is located adjacent to existing residential development. Residential areas are sensitive to air pollution, including both construction and operational emissions. Residential construction and road improvements would result in approximately 10,500 square feet of site disturbance. The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project.

As identified by the APCD, air quality impacts during construction include the creation of fugitive dust (PM₁₀), the potential release of asbestos during demolition and removal of pipelines, the potential release of naturally occurring asbestos during grading, and un-permitted developmental burning.

Fugitive Dust (PM₁₀). Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

Naturally-Occurring Asbestos. According to the APCD, the project site is located in an area containing potentially naturally occurring asbestos, serpentine or ultramafic rock. The State Air Resources Board considers asbestos a toxic air contaminant. If asbestos is present within the soil underlying the project site, future grading and site disturbance activities would release the asbestos into the air, resulting in a potentially significant air quality impact.

Developmental Burning. On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

Clean Air Plan Consistency. The proposed project would be located within an existing urban area, and is consistent with the Clean Air Plan.

Mitigation/Conclusion. To mitigate for potential air quality impacts, the applicant has agreed to implement the following measures.

Fugitive Dust (PM₁₀). To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible.

Naturally-Occurring Asbestos. County maps and the Geotechnical evaluation prepared for the project note that the project is located on sand (Oceano sand), which is a soil type not known to contain naturally occurring asbestos, therefore no asbestos-related mitigation measures are necessary

Developmental Burning. To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

Implementation of the mitigation measures described above and listed in Exhibit B would mitigate all identified air quality impacts to levels of insignificance.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses

The project site occurs within the Santa Barbara Vernal Pool Region designated by the California Department of Fish and Game and is also in an area with identified vernal pool habitat. Furthermore, the project site is in an area designated as critical habitat for the vernal pool fairy shrimp (*Branchinecta lynchi*), a small aquatic crustacean that is listed as a federal threatened species and is associated with vernal pool habitat.

Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant and animal species.

Impact. A site visit of the project site was made on October 12, 2005 by County Planning staff to identify the potential for vernal pool habitat and/or listed plant and fairy shrimp species. At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. Therefore, there was no indication of habitat suitable for supporting fairy shrimp or sensitive plant species associated with vernal pools.

Based on the latest California Diversity database, and other biological references, the following is a list of sensitive vegetation, wildlife and/or habitat that have been identified as potentially being within the vicinity of the proposed project:

Plants- San Luis Obispo (curly-leaved) monardella (*Monardella frutescens*) List 1B app 0.2 miles; Crisp monardella (*Monardella crispata*) List 1B app. 0.8 miles southwest of the property; Blochman's leafy daisy (*Erigeron blochmaniae*) List 1B app 0.9 miles southeast of the property; San Bernardino aster (*Symphyotrichum defoliatum*) app 0.9 miles southeast of the property; Hoover's bentgrass (*Agrostis hooveri*) List 1B app. 1.0 mile northeast of the property
Hoover's bentgrass (*Agrostis hooveri*) is a California Native Plant Society (CNPS) List

KEY: FE-Federally Endangered; PFE-Proposed Listing-Federally Endangered; FT-Federally Threatened; PFT-Proposed listing-Federally Threatened; FC-Federal Candidate; FSC-Federal Species of Concern (no longer used); FD - Federally delisted SE-State Endangered; SCE-State Endangered Candidate for listing; ST-State Threatened; SCT-State Threatened Candidate for listing; SR-State Rare; CSC- CA Special Concern Species; FP-CDFG Fully Protected; List 1A-CNPS Presumed extinct in CA; List 1B-CNPS Rare or Endangered in CA & elsewhere; List 2-CNPS Rare or Endangered in CA, but common elsewhere; List 3-CNPS Plants needing more info (Review List); List 4-CNPS Plants of limited distribution (Watch List).

The project site is within a highly urbanized area (mobile home park) and does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. Prehistoric and historic cultural resources are known to exist in the project vicinity.

Impact. The project is within an area that would be considered culturally sensitive due to the presence of cultural materials found on properties within the Oceano area. However, the project site is highly disturbed with existing development. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is

considered low. The liquefaction potential during a ground-shaking event is considered moderate to high. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is within the 100-year Flood Hazard designation. The closest creek (Arroyo Grande Creek) from the proposed development is located at the southern boundary of the property. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types and descriptions are listed in the previous Agriculture section under “Setting”. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility and low shrink-swell characteristics.

Impact. As proposed, the project will result in the disturbance of approximately 10,500 square feet.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present

a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The project was referred to the Airport Land Use Commission and Airports Manager, who included various recommendations such as non-reflective materials and an avigation easement.

Mitigation/Conclusion. Based on the location of the proposed project, an avigation easement will be required prior to recordation of the final map. No additional mitigation measures are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The site is within a mobile home park directly south of State Highway 1. Highway 1 noise contours between 60 and 65 Ldn are identified for the northern third of the existing mobile home park. The topography between the highway and the site is generally flat and will have no impact on noise emanating from the highway. There are a significant number of mobile homes between the proposed project and the highway. The site of the proposed four additional mobile homes is not within the designated noise contour as shown in the County Noise Element.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. POPULATION/HOUSING -
Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

e) *Other:* _____

☐
☐
☐
☐

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
 or result in the need for new or
 altered public services in any of the
 following areas:*

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Fire protection?*

☐
☒
☐
☐

b) *Police protection (e.g., Sheriff, CHP)?*

☐
☒
☐
☐

c) *Schools?*

☐
☒
☐
☐

d) *Roads?*

☐
☐
☒
☐

e) *Solid Wastes?*

☐
☐
☒
☐

f) *Other public facilities?*

☐
☐
☒
☐

g) *Other:* _____

☐
☐
☐
☐

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Nipomo Mesa Station 22) is approximately 5 miles to the south. The closest Sheriff substation is in Oceano, which is approximately 1 mile from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan does show that a potential trail (Arroyo Grande Creek) goes along the south side of the proposed project. The proposed addition of four units within the existing mobile home park will not impact the potential trail along the Arroyo Grande Creek, as the remaining frontage along the creek is already developed with the mobile home park. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Cienega Road (State Highway 1). The identified roadway is operating at acceptable levels. Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 40 trips per day, based on the Institute of Traffic Engineer's manual of 10/unit. This small amount of additional traffic will not result in a significant change to the existing road service or traffic safety levels.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project will be served by Oceano Community Services District for wastewater disposal. This system is currently operating at acceptable levels and the system has the capacity to support existing commitments in addition to the proposed project.

Impact. The project proposes to use a community system (Oceano Services District) as its means to dispose of wastewater. Based on the proposed project, the proposed community system has the capacity to handle the project's additional effluent.

Mitigation/Conclusion. Given that the system is currently operating at acceptable levels and that it has the capacity to support existing commitments in addition to the proposed project, no mitigation measures are necessary.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use a community system (Oceano Services District) as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level. The closest creek (Arroyo Grande Creek) from the proposed development is located along the southern boundary of the property. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

Impact. On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 3.4 acre feet/year (AFY)

$$4 \text{ residential lots } (0.85 \text{ afy}) \times 4 \text{ lots} = 3.4 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989) [SBWaterUsage](#)

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 10,500 square feet. The project is not within close proximity to surface water sources.

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
----------------------------------	--------------	--------------------------	------------	----------------

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) **Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☒☐☐

c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at: "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input checked="" type="checkbox"/>	Airport Land Use Commission	In File**
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	OceanoCommunity Service District	Attached
<input checked="" type="checkbox"/>	Other <u>Airport Manager</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Bay (Inland) Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

Exhibit B - Mitigation Summary Table**Agricultural Resources**

- A-1** Prior to issuance of construction permits, the applicant shall enter into a covenant and agreement in a form acceptable to County Counsel, a supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities and hours of operation and the County's Right to Farm Ordinance.

Air Quality

- AQ-1** Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a. Reduce the amount of the disturbed area where possible.
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

2-29

**DEVELOPER'S STATEMENT FOR THE
CARITAS CONDITIONAL USE PERMIT; DRC2003-00068**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AGRICULTURAL RESOURCES

- A-1** Prior to issuance of construction permits, the applicant shall enter into a covenant and agreement in a form acceptable to County Counsel, a supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities and hours of operation and the County's Right to Farm Ordinance.

Monitoring: The Planning and Building Department shall verify compliance.

AIR QUALITY

- AQ-1** Prior to issuance of construction permits, the following measures shall be incorporated into the construction phase of the project and shown on all applicable plans:

- a. Reduce the amount of the disturbed area where possible.
- b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Monitoring: The Planning and Building Department, in consultation with Air Pollution Control District, shall verify compliance.

2-30

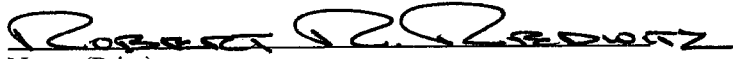
Environmental Determination: ED05-310

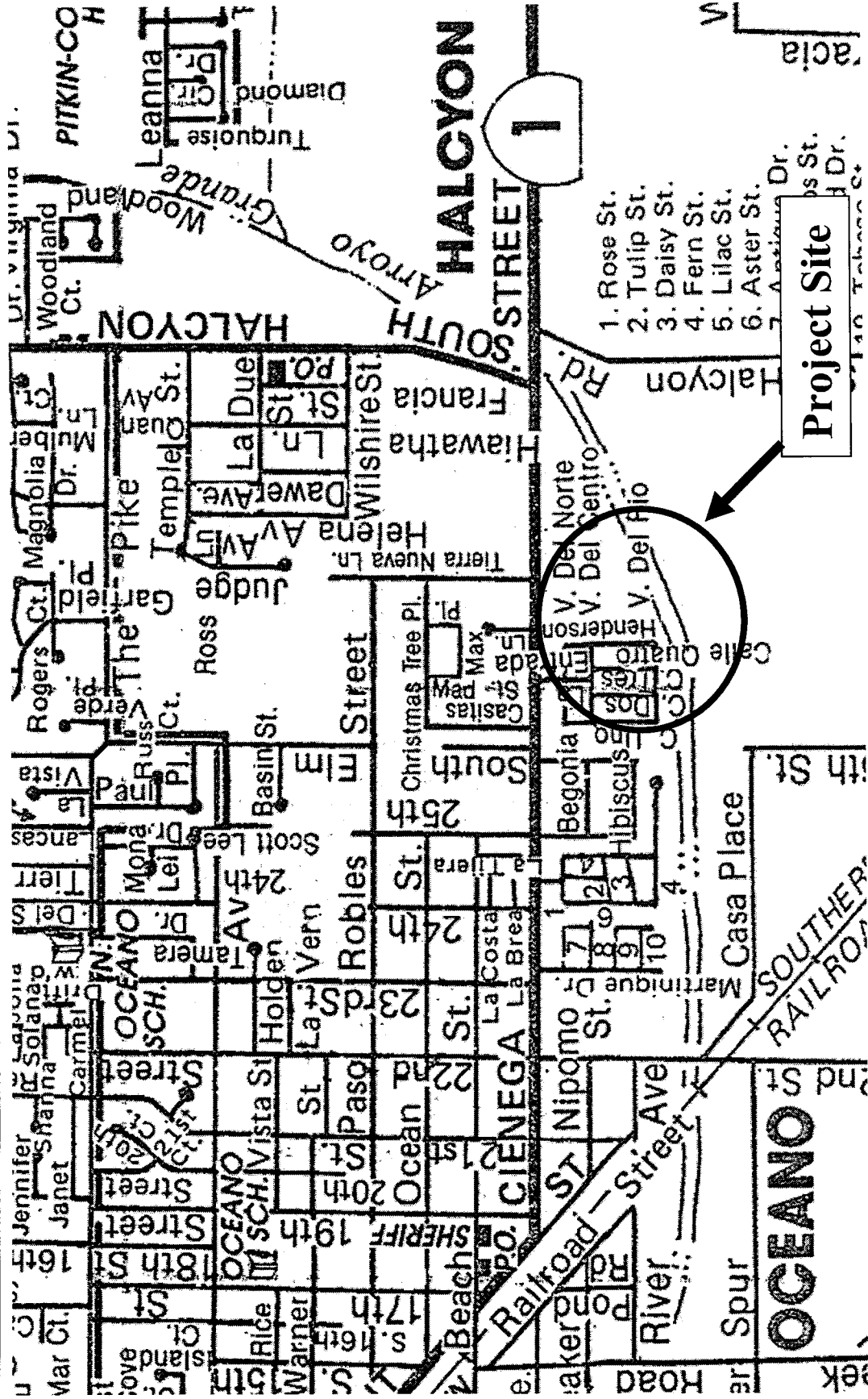
Date: March 24, 2006

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.


Signature of Owner(s)

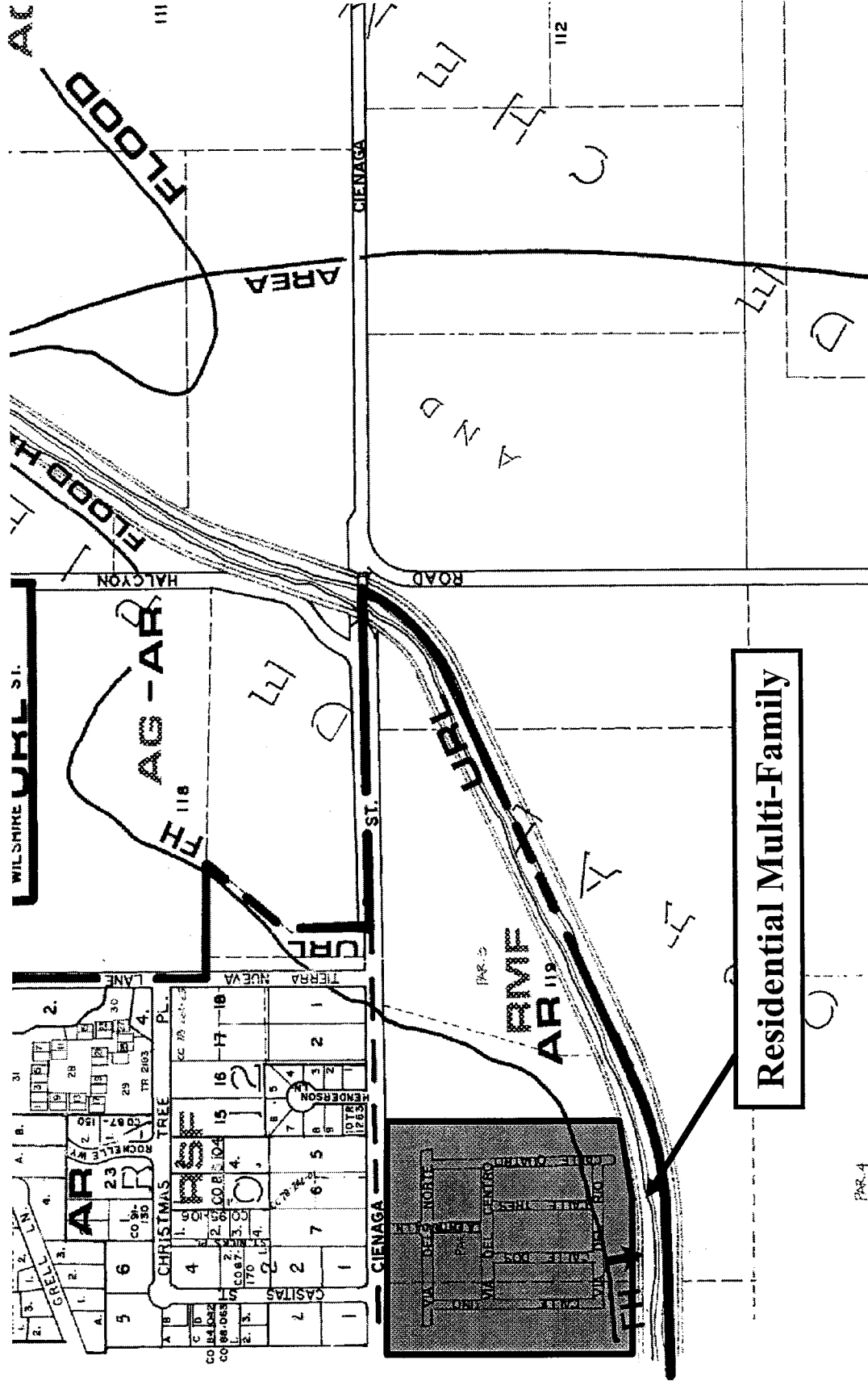
3/29/06
Date


Name (Print)



Vicinity Map

Caritas CUP DRC2003-00068



Caritas CUP DRC2003-00068

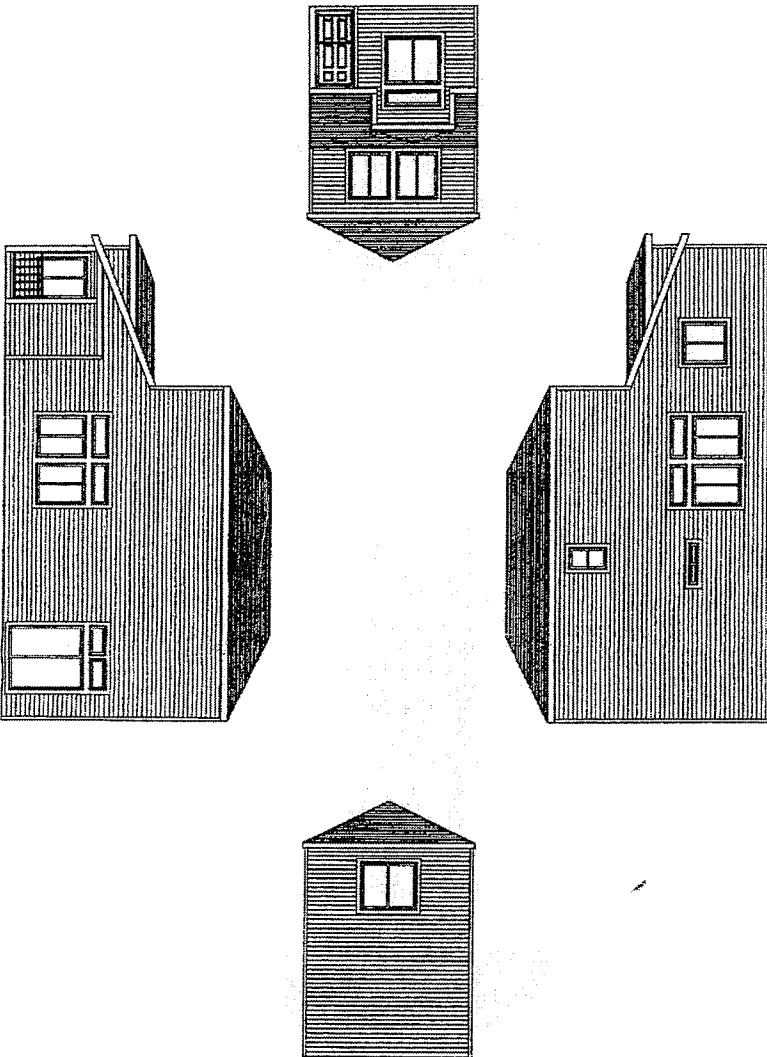
Land Use Map

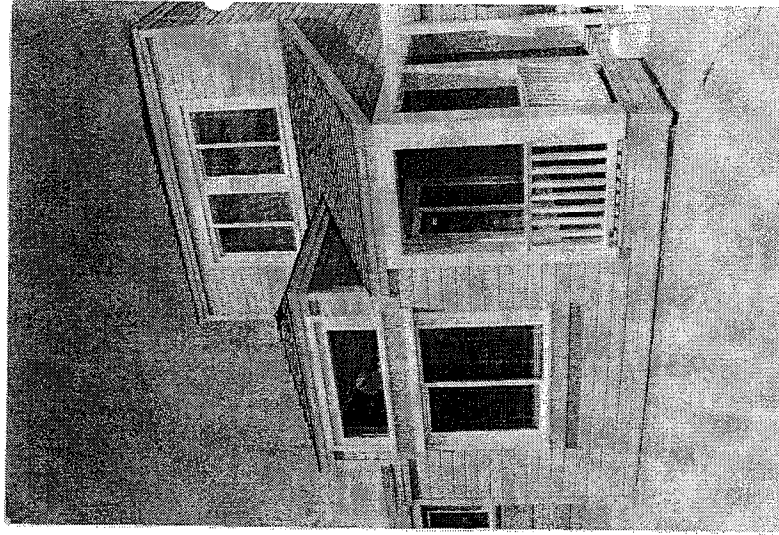
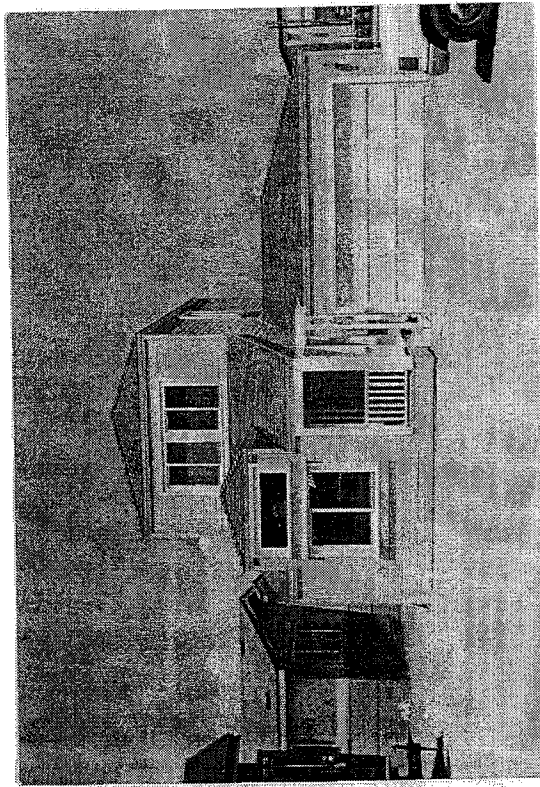
2-32



Site Plan

DATE	REVIEWED BY	DESCRIPTION OF REVISIONS	PLAN No.	MODEL	COMPILED No.
			C.C. ADVANTAGE HOME'S		
			DATE 5-17-99		
			SCALE N.T.S.		
			DRAWN BY		
			CHECKED BY		
			APPROVED BY		
			TITLE ELEVATION		
			GROUP	SECTION	SHEET
			(FOR ILLUSTRATION PURPOSES ONLY)		
			OF		





Caritas CUP DRC2003-00068

Elevations – Typical Unit

2-36



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: March 7, 2006
TO: Brian Pedrotti, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *JA*
SUBJECT: Caritas Corp. Conditional Use Permit, DRC2003-00068 (1130)

Summary of Findings

The Agriculture Department's review finds that the proposed Keith Conditional Use Permit Amendment for seven additional mobile home lots will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☒ **Less than significant** impact(s) to agricultural resources or operations because the existing drainage basin, maintenance roads, vegetation, and Arroyo Grande Creek provide an adequate buffer between the proposed development and the existing agriculture to reduce potential land use incompatibilities.
- ☐ **No Anticipated Impact** to agricultural resources or operations.

Recommended Mitigation

1. It is recommended that the developer provide supplemental disclosure to purchasers of these properties concerning the nature of the neighboring agricultural activities and hours of operation.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

JXL
RECEIVED2-37
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

SLO CO PLANNING & BLDG.

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

TO:

FROM:

March 26, 2004
Oceano CSD & Fire
So. County Team
(Please direct response to the above)

OCEANO

MAR 31 2004

COMM. SERV. DIV.

DRC 2003-00068/CARITAS
Project Name and Number

Development Review Section (Phone: 781-788-2004) ()

PROJECT DESCRIPTION:

Convert mobile home storage yard to an
extension of the park consisting of 4 units. Two (2)
units are 1163 SF and Two (2) are 1286 SF.

Return this letter with your comments attached no later than:

April 9, 2004PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

In reviewing this project referral, it was brought to our attention that many
local residents are not in favor of crowding more mobile homes into the
existing mobile home parks. Lack of green belts and trees, lack of safe place
for children to play, inadequate parking, fire lanes and streets often blocke
by illegally parked cars were some of the reasons given. After hearing their
comments and concerns, we feel our only option is to recommend against moving

Date 4-22-04Name Philip T. Davis

Phone

more mobile homes into existing mobile home parks.

Revised 4/4/03

M:\PI-Forms\Project Referral - #216 Word.doc

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.slocoplanbldg.com>



2-38

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

TO:

FROM:

March 26, 2004
Bill Coheson
So. County Team
(Please direct response to the above)

Max meeting
JXL
DRC 2003-00068/CARITAS
Project Name and Number

Development Review Section (Phone: 781-788-2004)

PROJECT DESCRIPTION: Convert mobile home storage yard to an extension of the park consisting of 4 units. Two (2) units are 1163 SF and Two (2) are 1286 SF.

Return this letter with your comments attached no later than:

April 9, 2004

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

6 "no comment" no AWC
review in fill in existing
mobile home park.

(RP)

Date

Name

Phone



2.39

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JXL

THIS IS A NEW PROJECT REFERRAL

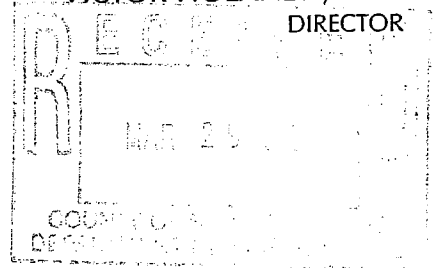
DATE:

FROM

TO

March 26, 2004
Public Works
So. County Team
(Please direct response to the above)

VICTOR HOLANDA, AICP
DIRECTOR



DRC2003-00068/CARITAS
Project Name and Number

Development Review Section (Phone: 781-788-2004)

PROJECT DESCRIPTION: Convert mobile home storage yard to an extension of the park consisting of 4 units. Two (2) units are 1163 SF and Two (2) are 1286 SF.

Return this letter with your comments attached no later than:

April 9, 2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

FLOOD HAZ ZONE - FINISH FLOOR WILL NEED TO BE CERTIFIED BY A LICENSED SURVEYOR AS BEING ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. FLOOD ELEV FROM FEMA MAP# 733 IS 36 ft = FINISHED FLOOR A MIN OF 37 ft NGVD.
NO OTHER CONCERNS

21 MAY 2004
Date

Goodman
Name

5252
Phone



3-40

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

JXL

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: March 26, 2004

TO: Airport Manager - (Oceans)

FROM: So. County Team
(Please direct response to the above)

DEC 2003-00068/CARITAS
Project Name and Number

Development Review Section (Phone: 781-788-2004)

PROJECT DESCRIPTION: Convert mobile home storage yard to an extension of the park consisting of 4 units. Two (2) units are 1163 SF and Two (2) are 1286 SF.

Return this letter with your comments attached no later than:

April 9, 2004

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

SEE ATTACHED COMMENTS.

4/7/04
Date

M. PEHL, M. PEHL
Name


2319
Phone

DEPARTMENT OF GENERAL SERVICES

San Luis Obispo, California 93408 • (805) 781-5200
Duane P. Leib, Director

291

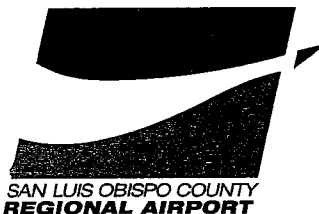


TO: SOUTH COUNTY TEAM, DEPARTMENT OF PLANNING & BUILDING
FROM: MARTIN PEHL, ASSISTANT AIRPORTS MANAGER 
SUBJECT: DRC2003-00068/CARITAS
DATE: APRIL 7, 2004

The applicant is proposing an addition of 4 spaces to an existing mobile home park. The proposed project site is located approximately 5700 feet from the threshold of runway 29 and beyond all zones of the Oceano Airport's "Airport Land Use Plan (ALUP)." However, the project site is located inside of the Airport Review Area. Because of the project's location relative to the airport, the following conditions are recommended:

1. Full compliance with Federal Aviation Regulation part 77, "Objects Effecting Navigable Airspace" including filing of FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as instructed by FAA Advisory Circular No. 70/7460.2K.
2. Maximum interior noise levels in structures shall be limited to 45 dBA or less and that other provisions of the California Noise Insulation Standards are met with respect to aircraft and/or airport noise.
3. An aviation easement must be granted to the County.
4. Non-reflective materials be used for buildings and signs.
5. No light emissions that would interfere with aircraft operations.
6. No electronic transmissions that would interfere with aircraft operations.
7. All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants (whether as owners or renters) shall receive full and accurate disclosure concerning the presence and operations of the Oceano Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering any contractual obligation to purchase, lease, rent, or otherwise occupy any property or properties.

Should you have any questions, please do not hesitate to contact me at 788-2319. Thank you.



342

COUNTY OF SAN LUIS OBISPO

DEPARTMENT OF GENERAL SERVICES

San Luis Obispo, California 93408 • (805) 781-5200
Duane P. Leib, Director



JXL

TO: SOUTH COUNTY TEAM, DEPARTMENT OF PLANNING & BUILDING
FROM: MARTIN PEHL, ASSISTANT AIRPORTS MANAGER DP
SUBJECT: DRC2003-00068/CARITAS
DATE: APRIL 7, 2004

The applicant is proposing an addition of 4 spaces to an existing mobile home park. The proposed project site is located approximately 5700 feet from the threshold of runway 29 and beyond all zones of the Oceano Airport's "Airport Land Use Plan (ALUP)." However, the project site is located inside of the Airport Review Area. Because of the project's location relative to the airport, the following conditions are recommended:

1. Full compliance with Federal Aviation Regulation part 77, "Objects Effecting Navigable Airspace" including filing of FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as instructed by FAA Advisory Circular No. 70/7460.2K.
2. Maximum interior noise levels in structures shall be limited to 45 dBA or less and that other provisions of the California Noise Insulation Standards are met with respect to aircraft and/or airport noise.
3. An aviation easement must be granted to the County.
4. Non-reflective materials be used for buildings and signs.
5. No light emissions that would interfere with aircraft operations.
6. No electronic transmissions that would interfere with aircraft operations.
7. All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants (whether as owners or renters) shall receive full and accurate disclosure concerning the presence and operations of the Oceano Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering any contractual obligation to purchase, lease, rent, or otherwise occupy any property or properties.

Should you have any questions, please do not hesitate to contact me at 788-2319. Thank you.





**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

[Handwritten signature]

2-43

RECEIVED

APR 08 2004

Planning & Bldg

DATE: April 7, 2004

TO: South County Team
San Luis Obispo County Department of Planning and Building

FROM: Melissa Guise *[initials]*
San Luis Obispo County Air Pollution Control District

SUBJECT: Caritas Mobile Home Park Extension (DRC-2003-00068)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 2700 Cienega Road, in Oceano. The project as proposed would convert a mobile home storage area into an extension of the park and allow for an additional four units. We have the following comments on the proposal.

Operational Phase Emissions

The District assesses air pollution impacts from both the construction phase and operational phase of a project, with separate significance thresholds for each. A preliminary assessment of the air quality impacts from the operational phase indicates that emissions generated from the facility will not likely exceed our significance thresholds.

Construction Phase Emissions

The project as described in the referral will not likely exceed the District's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. District staff recommends the following measures be incorporated into the project to control dust:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible;
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or

Caritas Mobile Home Park Extension
April 7, 2004
Page 2 of 2

relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common in the state and may contain naturally occurring asbestos. Under the State Air Resources Board Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if naturally occurring asbestos is present within the area that will be disturbed. If naturally occurring asbestos is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations. These requirements may include but are not limited to 1) an Asbestos Dust Mitigation Plan which must be approved by the District before construction begins, and 2) an Asbestos Health and Safety Program will also be required for some projects. Please refer to the District web page at <http://www.slocleanair.org/business/asbestos.asp> for more information regarding these requirements. If you have any questions regarding these requirements, please contact Karen Brooks of our Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, the District prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, District approval, and issuance of a burn permit by the District and the local fire department authority. The applicant is required to furnish the District with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Again, we appreciate the opportunity to review the project. If you have any questions or comments please contact me at 781-5912.

MAG/sll

cc: Tim Fuhs, SLO APCD, Enforcement Division
Karen Brooks, SLO APCD, Enforcement Division